

Student Lease Agreement

Leased property: _____

Date of agreement: _____

Owner information: G2SM Management, LLC., PO Box 504, Bloomsburg, PA 17815
Website: <https://g2smrentals.com/>
570-764-7355 (Sam) – Emergency and payments
Maintenance requests should be entered through website.

Tenants:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Term:

The term of this Lease is the 2020-2021 school year. Fall semester term begins at noon on the Sunday before the first day of classes at Bloomsburg University in August 2020, and ends at noon on the Sunday following graduation in December 2020. Spring semester begins at noon on the Sunday before the first day of classes at Bloomsburg University in January 2021, and ends at noon on the Sunday following graduation in May, 2021.

Rent:

The rent for the 2020-2021 school year is: _____ dollars

(\$ _____) divided between _____ tenants equaling

_____ dollars (\$ _____) per student for the academic

year.

The rent is payable in two installments: fifty percent (50%) is due on or before the 31st day of July 2020, and the remaining fifty percent (50%) is due on or before the 31st day of December 2020.

Rent checks are to be made out to G2SM Management, LLC and are to be mailed to the above PO Box.

The Tenant will be charged a fee of \$50 for any dishonored check returned. If personal checks continue to be a problem, Tenant will be required to pay rent by money order or cash. If rent will be paid in cash, please call. We will make arrangements to have it picked up.

If any portion of the rent for a semester is not paid by the date set forth above, **there will be a late fee of \$50 per week for each individual Tenant's late payment.** The postmark on the envelope is the determining date as to whether or not the rent is on time.

If the Tenant provides proof of financial aid to the Owner in writing, the \$50 per week late fee will be waived, provided the rents are paid within two weeks of the loan payments being disbursed to the Tenant.

Tenants are not permitted to determine alternate payment plans on their own behalf.

Deposit:

A refundable security deposit of \$_____ has been received by the Owner. This deposit will be held by the Owner as security and may be kept by the Owner for the cost of any trash removal, housecleaning and repair or correction of damage in excess of normal wear and tear or for any violation to this Lease Agreement.

No keys shall be given by the Owner to the Tenant before all rents and deposits have been paid in accordance with the terms of this Lease Agreement.

Return of deposit

The deposit or any balance of the deposit will be returned within 30 days after the Tenant has vacated the leased property provided the property is left in acceptable condition as determined by the Owner who will do a personal inspection of the property and after all keys have been returned. All rents must be paid before any security deposit is returned.

All apartments are professionally cleaned prior to move in and are professional cleaned after move-out. The cost of returning the property to its original condition is borne equally by all tenants.

All repairs are billed at cost. Below is a list of common repairs. If any of these repairs are required, but cannot be completed within 30 days of lease surrender, the repair will be billed using the below table and split equally between all tenants:

- \$250 per broken window
- \$150 per broken door
- \$150 removal of garbage or unwanted items either inside or outside the premise
- \$350 cleaning fee
- \$50 replace broken door handle/lock
- \$50 wall repair per incident
- Up to \$250 for damage to any fence, wall, landscaping
- \$50 per unreturned key

Any violation of this lease may result in the forfeiture of all security deposits.

Maintenance of deposit

If the owner must utilize any or all of the security deposit to correct any issues during the term of the lease, except for license fees as listed above, the Owner will notify the Tenant of the amount. The

Tenant agrees to replenish the deposit amount to always maintain the full amount of the security deposit. If the Tenants continue to reside in the apartment for more than one year, the Tenants agree to replenish the security deposit for the new Lease so that the Deposit will always retain a balance as defined above.

License fee

Any license fee or head tax assessment by the Town of Bloomsburg on a per tenant basis will be deducted from the Security Deposit.

Utilities

The resident is responsible for the following utilities/services as marked:

- | | | |
|--------------------------------------|---------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Water | <input type="checkbox"/> Trash removal | <input type="checkbox"/> Furnace Maintenance |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Snow removal (parking) | <input type="checkbox"/> Sewer |
| <input type="checkbox"/> Gas (stove) | <input type="checkbox"/> Snow removal (sidewalks) | <input type="checkbox"/> Lawn/yard care |
| <input type="checkbox"/> Gas (heat) | <input type="checkbox"/> Cable/internet | |

The Tenant is responsible to contact each utility company prior to the start of the term of the lease. Utilities must be placed in the name of the Tenant who will be billed directly by the utility.

Applicable; Not applicable. Resident must have walks cleared from snow and ice within a 12 hour period after storm stops. Any fees incurred from failure of keeping walks cleared will be the Tenant’s responsibility and any and all charges must be paid in full by the Tenant immediately upon receipt. At no time is rock salt to be used on the walkways/driveways; only products such as Quick Joe or sand are permitted. Rock salt will damage concrete.

Applicable; Not applicable. Tenant must provide their own closed trash receptacle(s) within one week of moving in. Failure to do so will result in a \$10 charge weekly by the Owners until the Tenant complies.

If the Owners are paying for heat, windows are to be closed at all times while the heating system is on. The Owners reserve the right upon a 60 day notice to increase the rent within this lease term due to increased expenses (heat, water, sewer, garbage, or other). If the Tenant is judged to be the cause of said increases (i.e. having the windows open with the heating system on), the Owners will increase the Tenant’s rent as necessary.

Water overages:

If you notice a leaky pipe or a running toilet, you must contact management immediately by either calling/texting 717-419-2870 or submitting a ticket online.

If water overages are accumulated, the overage will be deducted from your security deposit. The below chart represents the permitted bill amount per persons in your apartment. These amounts are more than enough and will not be reached under any normal water usage.

Occupancy	Permitted bill amount
1	\$30
2	\$45
3	\$60
4	\$75
5	\$90

6	\$105
7	\$120
8	\$135
9	\$150
10	\$165

Pets

Pets of any kind are not permitted to live inside/outside the premises at any time unless prior approval from Management (this includes family/friends bringing pets along for a visit). If Tenant or any Tenant's guest violates animal restrictions (with or without Tenant's knowledge), Tenant will be subject to charges, damages, eviction, and other remedies provided in this Lease Agreement. If an animal has been in the apartment at any time during the term of this lease (without Owner consent), Owner will charge Tenant for de-fleaing, deodorizing, and shampooing. Initial (\$250) and daily (\$25) animal-violation charges and animal-removal charges will be charged for Owner's time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules. Owner may remove an unauthorized animal by posting a 24 hour written notice on the door of the apartment of the intent to remove the animal. Owner may keep or kennel the animal or turn it over to a humane society or local authority. When keeping or kenneling an animal, Owner won't be liable for loss, harm, sickness, or death of the animal unless due to Owner negligence. Owner will return the animal to Tenant upon request if it has not already been turned over to a humane society or local authority. Tenant must pay for the animal's care and kenneling charges. Owner has no lien on the animal for any purpose.

Approval is given on an individual basis only and will be marked below. If approval is given, there will be an additional charge per month for having a pet plus additional pet deposit (see pet agreement form).

Approved – See pet agreement form; Not approved

Right of access

Management has the right of access for inspection, repair and for showing of the property with reasonable notice. Management may enter at any time to protect life and property.

Fire/casualty

If the property becomes uninhabitable by reason of fire or other casualty, the Owners may, at its opinion, terminate the Lease Agreement or repair damages within 30 days. If the property is fully destroyed, the Lease Agreement is terminated. If the Owners elect to repair damages, rent shall be prorated from the date of fire/casualty to the date of re-occupancy proving during repairs the Tenant has vacated the property and removed possessions as required by the Owners. If fire/casualty is caused by the Tenant, rent will not be prorated and the deposit will not be returned.

Property loss

The Owners are not liable for damage to the Tenant's property of any type for any reason or cause. The Tenant is aware he/she is responsible for obtaining desired insurance for fire, theft, and liability or other. **Renter's insurance is highly recommended by the Owners.**

Use of property

The leased property is to be used for residential purposes only and is only to be occupied by the Tenant(s) named on this Lease. The presence of anyone residing within the property not listed on the Lease is grounds for termination of the Lease. Additional monies will be applied for additional residents not on the Lease, to be determined by the Owners.

Resident must comply with all state, county and municipal laws and ordinances.

Resident will not interfere with neighbors' quiet enjoyment of their residence. If illegal conduct (including illegal substances) is conducted at the premises, this agreement will terminate immediately, and the deposit will not be returned.

Repairs

The Tenant is responsible for minor repairs such as light bulbs, batteries, clogged pipes/toilets, and other. The Owners will make necessary major repairs (leaks, appliances, etc.) to interior, as necessary, with written or oral notice from the Tenant. The Owners will make necessary repairs to the exterior with reasonable promptness with written or oral notice from the Tenant. If the Owners are required to repair damages caused by the Tenant, the Tenant will be charged an appropriate fee from the Owners and/or from any contracted repair person, as needed.

Surrender

The Tenant agrees to and shall, on expiration or sooner termination of the terms above or any extended term hereof, promptly surrender and deliver the Leased Premises to the Owner without demand therefore in good condition, ordinary wear and tear excepted.

Upon the termination of said Lease or vacating said apartment the Tenant has the following responsibilities:

1. Moving all furniture to vacuum all carpeting, this means behind and under all furniture, if furnished apartment.
2. Dust all drawers and heaters and polish all furniture, if furnished apartment.
3. Clean all closets.
4. Remove all garbage and unwanted items.
5. Kitchen: Cupboards cleaned inside and out; refrigerator to be defrosted and cleaned throughout; stove cleaned thoroughly, including oven and burner pans.
6. Bathroom: Tub, Showers, shower doors, vanity, medicine cabinet, toilet bowl and tank, to be cleaned thoroughly.
7. Light bulbs: All burned out light bulbs must be replaced.
8. Charges for any item above not completed will be deducted from security deposits.
9. Heat thermostats are set to 55 degrees. Any subsequently elevated heating bills will be billed back to the tenant.
10. If a tenant, or any possessions, are required to be on premise past lease expiration, the tenant must gain approval from the landlord at least one week prior to lease expiration. The tenant will be charged a daily rate for any days past expiration that the tenant or any belongings remain on site. This fee shall be paid as rent and is not to be deducted out of the security deposit.

The total cost of returning the apartment to its original condition, including odors, shall be borne equally by all Tenants of the apartment. The responsibility of cleaning the entire apartment to the standards of the Owner includes but is not limited to appliances, walls, floors, cabinets, windows, blinds, etc.

The Tenant will be responsible for total replacement costs, regardless of age, for damages to the apartment, appliances, and/or common areas by Tenant and/or Tenant's guests beyond Owner's determination of normal wear and tear, requiring replacement of equipment, repair of finishes, etc.

NOTE: THIS LEASE DOES NOT RECOGNIZE FAIR WEAR AND TEAR OR DEPRECIATION WHEN CALCULATING REPLACEMENT COSTS OR DAMAGE CAUSED BY TENANT. ACTUAL COST TO RETURN APARTMENT TO ORIGINAL CONDITION WILL BE CHARGED TO TENANT.

Subleasing

An individual Tenant may assign this Lease and may sublet the Leased Premises or any part thereof, provided the Owner, prior to said assignment or sublease, consents in writing to such assignment or subletting. Owner's consent will be subject to the conditions outlined below. No such assignment or subletting shall, however, in any way relieve the Tenant from their liabilities hereunder, and in the event of any such assignment or subleasing, Tenant shall continue to be primarily liable for payment of all rent and additional rent herein provided and for the performance and observance of the other agreements and covenants on their part to be performed and observed by them.

Conditions of subletting

1. The Tenant must notify the Owner in writing of their intent to sublet at least two weeks prior to the beginning of the semester they are vacating the premises.
2. All rents and payments are to be made by the Tenant on the dates agreed to above, regardless of their proposed date of subletting. If any refunds are due, including rent or security deposits, after subletting has occurred the Owner will mail the refund to the forwarding address provided by the Tenant within 30 days.
3. There may be a fee payable to the Owner for the processing of the subletting arrangements of up to \$300.00 (three hundred dollars).
4. The Tenant who is subletting the space is responsible to find a prospective Tenant.
 - a. The Tenant who is subletting the space is responsible for advertising the subletting spot, showing the apartment to prospective Tenant(s), arranging all meetings with Owner, and communicating effectively with Owner, other Tenants, and prospective Tenant(s).
 - b. The Tenant who is subletting the space will arrange to have all other Tenants meet the prospective Tenant. The Tenant who is subletting the space will have all other Tenants sign a letter stating that they accept the prospective Tenant as a roommate. A copy of this letter will be provided to the Owner before Owner consents to the sublet. This is the sole responsibility of the Tenant who is subletting the space. If any other Tenant is uncomfortable with the prospective Tenant they are not required to sign anything - and the sublet will not be permitted with that prospective Tenant – a different prospect needs to be found by the Tenant who is subletting the space.

5. The prospective Tenant will be expected to sign this Lease Agreement adding their signature (and that of their parent or guardian) to all other Tenants signatures and becoming joint and severally bound to this Agreement.

Parents/guardians

It is agreed between Owner and Tenant that the parents/guardians of all Tenants set forth below in this Lease Agreement, or to be added subsequently by the permission of this Owner, shall also sign an addendum to this Lease Agreement and guarantee the terms and conditions of this Lease Agreement as it pertains to their son or daughter.

It is further agreed between the parties hereto that the parents, by signing this Lease Agreement, guarantee to said Owner the faithful compliance of the terms of this Lease Agreement and that any and all actions which could be instituted against the Tenants could also be instituted against the parents, individually, jointly and severally to enforce the terms of the Lease Agreement.

Rules

1. No satellite dishes are permitted on the leased premises.
2. Tenant may not display any signed, exterior lights or marking or attach awnings/projections to the leased property.
3. No water-type beds are permitted.
4. The resident is not permitted to change locks and/or in any way alter the locks installed on the doors. Any changes or additions must have written approval from the landlord.
5. No open flame heaters (kerosene, etc.) or candles are allowed to be burned within the house or apartment. The use of candles or other open flames will cancel the return of all security deposits. This includes but is not limited to the use of grills (charcoal, gas or other). Grills may not be on porches or near the building. Warming dishes without open flame are permitted.
6. No combustible or explosive goods/materials are allowed to be stored within residence and/or storage units on the premises.
7. Smoke detectors: It is the responsibility of the tenant to test and change the batteries in the smoke detectors. Batteries must never be removed from the smoke detectors for any reason other than replacement.
8. If any nails, screws, or adhesive hangers are used, the holes/damages from such items are to be repaired appropriately by the Tenant.
9. Parking: Non-operative and/or unlicensed vehicles are not permitted on the premises. Management reserves the right to tow at Resident's expense.
10. No one other than the Tenants listed on the Lease are permitted to reside within the premises. Upon learning of any additional individual residing within the lease premises, without approval from the Owners, an additional \$10/day will be owed to the Owners and applied from the time the unapproved individual started to reside in the premises.
11. Noise: All television, radios, musical instruments, etc. must be used at a level of sound that does not annoy or interfere with neighbors.
12. The premises are to be kept in a clean and sanitary condition at all times and all recycling and other garbage which may accumulate must be removed on a weekly basis. At no time is garbage or recycling permitted to pile up and at any time the Owner may require the Tenant to clean parts of the property if at the Owner's determination, such action is necessary. At Owner's digression, a \$25/month penalty fee may be applied for garbage or recycling that continues to pile up.

13. Entrances are not to be obstructed or used for any purposes other than entrance or exit.
14. Resident will maintain premises in a neat and acceptable manner.
15. Tenants are responsible for maintaining heat at a minimum temperature of 50 degrees in the apartment at all times. Damages to the property caused by temperatures below 50 degrees will be the responsibility of the Tenant.
16. The Owner provides fire extinguishers and if during the occupancy of said premises any of the fire extinguishers are discharged except for need or stolen and it becomes necessary for the owner to have the extinguishers refilled, recharged and/or replaced, the Tenant will be charged with the cost of recharging/replacing the fire extinguishers. It is the responsibility of the Tenant to notify the Owner of any fire extinguisher that needs refilling, recharged, and/or replaced.
17. All drains are in working order at the beginning of this lease. If Owner or Owner's agent needs to clear/clean any drain in the apartment, Owner may charge Tenant at a rate of \$30 per hour for the repair. Sanitary products of any brand are not to be flushed down toilet receptacles. If it is necessary to obtain the services of a professional plumber or other mechanic because of Tenant caused blockages, the cost will be the responsibility of the Tenant.
18. The Tenant may not make changes or improvements to the apartment without written permission from the Owner. If the Tenant does so without permission, the Tenant must pay to the Owner the full cost of restoring the apartment to its prior condition.
19. **Absolutely no smoking is permitted inside premises.**

Management reserves the right at any time to apply additional rules and regulations, as necessary.

Agreement

This agreement and any attached addendums, applications or lease extensions constitute the entire agreement between the parties and no oral statements are binding. If the Owners incur any legal expenses due to breach of this agreement, the Tenant will pay to the Owners all expenses incurred in connection.

Joint and several liability

The term Tenant used herein shall refer collectively to all persons named above in signing this Lease as Tenant, and the liability of each such person shall be joint and several. This means that each individual is responsible for the entire amount of the rental payment due and owing and the entire cost of any damage to the Leased Premises. Even if an individual pays his/her proportionate share of the rent or has no part in causing any damage to the Leased Premises, that individual is and still can be held responsible for the full amount of any rent due and owing and the full amount of the cost of any damage to the Leased Premises. This means that if one (1) individual moves out, Owner can make all of the Tenants or just one (1) Tenant responsible for the full rent. This means that the Owner may file a judgement against any one (1) Tenant or all Tenants for breaking the Lease.

Notice given by Owner to any individual person named as Tenant, or by any such person to Owner, shall bind all persons signing this Lease as Tenant.

By signing this Lease Agreement, each Tenant agrees that Owner has provided Tenant opportunity to read and understand the terms in this Lease, and to consult an attorney, if desired before signing. Tenants' signature constitutes affirmation that Tenant has read this Lease before signing.

Electronically transmitted copies of this lease with signatures via email shall constitute delivery of a signed counterpart of this lease and shall be enforceable as an original executed counterpart.

IN WITNESS WHEREOF, the undersigned Owner and Tenant hereto execute this Lease as of the day and year first above written.

Signatures

_____, Tenant
_____, Owner

Additional Covenants and Obligations

Leased property: _____

Date of agreement: _____

In addition to the covenants and obligations set forth in the aforementioned Residential Rental Agreement, Tenant and Landlord hereby covenant and agree as follows:

Landlord's Covenants and Obligations:

Landlord shall keep and maintain the leased premises in compliance with all applicable Codes and Ordinances of the Town of Bloomsburg and shall keep the leased premises in good and safe condition.

The manager for the leased premises shall be as follows: Michael Capita, 717-419-2870

The Landlord shall be responsible for regularly performing all routine maintenance, including lawn mowing and ice and snow removal*, and for making any and all necessary repairs in and around the leased premises, except for any specific tasks which the parties hereby agree shall be delegated to the Tenant and which are identified as follows: *Snow and Ice Removal from apartment steps and any parking areas.

*If applicable

The Landlord shall promptly respond to reasonable complaints and inquiries from the Tenant.

The Landlord shall comply with all applicable provisions of the Landlord-Tenant Act of the Commonwealth of Pennsylvania.

Tenant's Covenants and Obligations

1. Tenant shall comply with all applicable Codes and Ordinances of the Town of Bloomsburg and all applicable state laws.
2. Tenant agrees that the maximum number of persons permitted within the regulated unit at any time shall be ____ and the maximum number of persons permitted within the common areas of the leased premises at any time shall be ____.
3. Tenant shall dispose of all rubbish, garbage and other waste from the leased premises in a clean and safe manner and shall separate and place for collection all recyclable materials in compliance with Bloomsburg's Solid Waste and Recycling Ordinance.
4. Tenant shall not engage in any conduct on the Leased Premises that is declared illegal under the Pennsylvania Crime Code of Liquor Code, or the Controlled Substance, Drug, Device and Cosmetic Act, nor shall Tenant permit others on the premises to engage in such conduct.
5. Tenant shall use and occupy the leased premise so as not to disturb the peaceful enjoyment of adjacent or nearby premises by others.
6. Tenant shall not cause, nor permit, nor tolerate to be caused, damage to the leased premises, except for ordinary wear and tear.
7. Tenant shall not engage in, nor tolerate nor permit others on the leased premises to engage in, "disruptive conduct" which is defined as "any form of conduct, action, incident or behavior perpetrated, caused or permitted by any occupant or visitor of a regulated dwelling unit that is so loud, untimely, offensive, riotous or that otherwise unreasonably disturbs other persons in their peaceful environment of their premises such that a report is made to the police and/or to the Code Enforcement Officer. It is not necessary that such conduct, action, incident or behavior constitute a criminal offense, nor that criminal charges be filed against any person in order for a person to have perpetrated, caused or permitted the commission of disruptive conduct as defined herein. Provided, however, that no disruptive conduct shall be deemed to have occurred unless the Code Enforcement Officer or police shall investigate and make a determination that such did occur, and keep written records, including a Disruptive Conduct Report of such occurrence."

